

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input checked="" type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding Iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Michelle & Paul Earsman

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Nicola O'Brien

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Michelle & Paul Earsman

**Property Address/
Location:**

118 Montrose Road,

Kerikeri

Postcode

0293

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

Michelle & Paul Earsman

**Site Address/
Location:**

118 Montrose Road,

Kerikeri

Postcode

0293

Legal Description:

Lot 2 DP 358317

Val Number:

Certificate of title:

237550

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Application for a Minor Residential Unit in a Rural Production zone as a Controlled Activity as per the Far North District Plan Section 8.6.5.2.3, Minor Residential Unit.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- Building Consent**
- Regional Council Consent (ref # if known)**
- National Environmental Standard consent**
- Other (please specify)**

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. Yes No Don't know

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/S: (please write in full)

Michelle & Paul Earsman

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Michelle Earsman

Signature:

(signature of bill payer)

Date 25.10.2024

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fnfdc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

Michelle Easman

Signature:

[Redacted Signature]

Date

25.10.2024

A signature is not required if the application is made by electronic means

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

ASSESSMENT OF ENVIROMENTAL EFFECTS FOR MINOR RESIDENTIAL UNIT

Michelle & Paul Earsman
118 Montrose Road
Kerikeri
Lot 2 DP 358317

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien
Rev: A
Date: 25th October 2024
Job No: 7996

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Form 9

Application for Resource Consent under Sections 87AAC, 88, and 145, Resource Management Act 1991

To Far North District Council

1. Paul and Michelle Earsman from 118 Montrose Road, Kerikeri, Lot 2 DP 358317, apply for the following Resource Consent:
 - Application for a Minor Residential Unit in a Rural Production zone as a Controlled Activity as per the Far North District Plan Section 8.6.5.2.3, Minor Residential Unit.

Please fast track the application.

2. The activity to which the application relates (the proposed activity) is as follows:

The owner proposes to construct a 65m² minor residential unit, 30m from an existing 3-bedroom dwelling. The lot size is 10,015m². This report addresses relevant criteria in the existing and proposed Far North District Plan and Resource Management Act (1991) with reference to mitigating potential effects of a minor residential unit in a Rural Production zone.

3. The location of the proposed activity:

Lot 2 DP 358317 is located at 118 Montrose Road, Kerikeri and is zoned Rural Production in the Far North District Plan. Refer to the Site Location Plan, Sheet A01a of the Architectural Plans, showing Lot 2 DP 358317 and the surrounding area along with the location of the proposed minor dwelling and existing dwelling.

4. The owners listed are the only owner/occupier of the site to which this application relates.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents are required for the proposal to which this application relates.
7. Attached is an assessment of the proposed activity's effect on the environment that:
 - a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
- 10-13 Not applicable.
14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Executive Summary

O'Brien Design Consulting were engaged by Michelle and Paul Earsman to prepare an Assessment of Environmental Effects Report to accompany a Resource Consent application addressing the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

A 1-bedroom, 65m² minor residential unit with carport, subsidiary to the principal dwelling on the site, located and retained within the same Certificate of Title is proposed on Lot 2 DP 358317. One minor residential unit only on the 10,015m² property is proposed. The minor dwelling will be 30m from the primary dwelling meeting the permitted separation distance.

The proposed minor dwelling is architecturally designed and aesthetically pleasing. The minor dwelling will be painted the same colour as the existing dwelling (black). The owners are keen gardeners and plan to plant natives including Nikau, Manuka, Cabbage tree and Flax around the minor dwelling. Once mature the proposed plantings (along with existing vegetation) will provide privacy, fully screening the minor dwelling. The minor dwelling will not be visible from Montrose Road, neighbouring properties or the existing dwelling onsite.

It is proposed that the minor dwelling shares driveway access with the primary dwelling. A new concrete water tank will provide potable water. Overflow from the tank will be directed to a stormwater spreader managing stormwater. A new aeration treatment system with surface laid dripper lines will be installed. The system and field will service the existing 3-bedroom dwelling and 1-bedroom minor dwelling. Electricity, telecommunications, and internet can be shared.

The activity is Controlled as per the operative Far North District Plan, Section 8.6.5.2.3. Relevant District Plan rules and Far North Proposed District Plan rules have been assessed along with objectives and policies, for each plan. District Plan Criterion 8.6.5.2.3 for the minor residential unit have been addressed.

An assessment of effects on the surrounding environment, neighbouring properties and rural production zone are discussed. This includes any positive or adverse effect, temporary or permanent effect, past present future effect, cumulative effects over time and any potential effect of high probability or of low probability which has a high potential impact.

The assessment overall concludes any potential adverse effects on the surrounding environment, neighbouring properties and the Rural Production zone will be nil to less than minor. The minor dwelling with wheelchair access will provide accommodation suitable for a diverse range of people including elderly family members, farm workers or visitors to the area.

2.0 Proposal

Lot 2 DP 358317 is a 10,015m² property in a Rural Production zone. The property is zoned Rural Production in the operative and proposed Far North District Plan. A 3-bedroom dwelling is currently located on the property. The Certificate of Title is attached as Appendix I. There are no Consent Notices listed on the title.

A 65m², 1-bedroom minor residential unit with a kitchen, living/dining area, bathroom and carport is proposed. The proposal is a Controlled Activity meeting criteria listed in the operative Far North District Plan. The Architectural Plans attached as Appendix II show the site layout, floor plan, elevations, and additional design details.

3.0 Site Description

Lot 2 DP 358317 is located at 118 Montrose Road, Kerikeri. Lot 2 is a 10,015m², roughly triangular shaped, flat to moderately sloping rural property. A metal driveway enters the property at the northeast corner providing access to an established 3-bedroom dwelling surrounded by gardens and mature trees. Montrose Road (gravel) runs along the northern boundary. Gum and Black Wood trees run along the western property boundary. Refer to the Site Location Plan, Appendix II showing Lot 2 and the surrounding area.

The proposed minor dwelling is to be located to the west of the principal dwelling. The location is visible to an established dwelling to the west (located on Lot 1 DP 344463) however visibility of the location is limited or obscured from other directions due to topography and existing plantings. The owners propose to surround the minor dwelling with native plants including Nikaus (*Rhopalostylis sapida*), Cabbage trees/ tī kōuka (*Cordyline australis*), Mānuka (*Leptospermum scoparium*), and Harakeke Flax (*Phormium tenax*). Once mature existing and proposed plantings will completely obscure the development from all neighboring properties, Montrose Road and the existing principal dwelling. Refer to the Landscape Plan, Sheet A01c.

The minor dwelling will be accessed via the existing driveway and be serviced by a new water tank. Overflow from the tank will be directed to a spreader bar, managing stormwater. A new aeration treatment system with surface laid, planted dripper line is proposed. The dripper line is to be laid through existing and proposed plantings. The vegetation will provide privacy for the principal dwelling from the proposed driveway. Refer to the Site Plan, Sheet A01b, Appendix II showing proposed infrastructure.

No surface water bodies were noted on or in the near vicinity of the property. According to Northland Regional Council (NRC) Hazard maps the property is not identified as being in a flood area. No Land Hazards are shown on NRC Maps.

4.0 Far North District Plan Review

4.1 Operative Far North District Plan Other Rule Assessment:

The construction of a Minor Residential Unit in a Rural Production zone is a Controlled Activity as per Section 8.6.5.2.3.

The following District Plan rules comply:

8.6.5.1.1 *Residential Intensity*: Complies.

8.6.5.1.2 *Sunlight Rule*: Complies

8.6.5.1.3 *Stormwater Management*: Complies

Impermeable Surfaces:

Existing driveway: 651.5m²

Proposed driveway: 283.0m²

Existing dwelling: 219.8m²

Proposed minor dwelling: 126.0m²

Total proposed: 1280.3m²

Total permitted = 15% of gross site area = 1,502.3m² (lot area x 15% = permitted)

Total proposed = 1280.3m² = 12.8% Complies (total impermeable surfaces / lot area x 100 = total impermeable % cover)

8.6.5.1.4 *Setback from Boundaries*: Complies, permitted is 10m minimum, closest boundary to minor dwelling is 26m.

8.6.5.1.5 *Transportation*: Complies

8.6.5.1.6 *Keeping of Animals*: Complies

8.6.5.1.7 *Noise*: Will comply

8.6.5.1.8 *Building Height*: Complies, permitted is 12m max proposed height is 4.1m.

8.6.5.1.9 *Helicopter Landing Area*: Complies

8.6.5.1.10 *Building Coverage*

Existing dwelling: 219.8m²

Proposed dwelling: 126.0m²

Total Building Coverage: 345.8m²

Total permitted = 12.5% of gross site area = 1,251.9m² (lot area x 12.5% = permitted)

Total Proposed = 345.8m² = 3.5% Complies (total building coverage / lot area x 100 = total impermeable % cover)

8.6.5.1.11 *Scale of Activities*: Complies

8.6.5.1.12 *Temporary Events*: Complies

8.6.5.2.3 *Minor Residential Unit*: Controlled

12.3.6.1.1 *Earthworks Excavation and/or Filling*: Complies

Cut: 65m³

Fill: 65m³

Total: 130m³

Total permitted = 5,000m³

4.2 District Wide Performance Standards:

CHAPTER 12 NATURAL & PHYSICAL RESOURCES

12.1 *Landscape & Natural Features*: Not applicable

12.2 *Indigenous Flora and Fauna*: Not applicable

12.3 *Soils and Minerals*: Permitted earthworks

12.4 *Natural Hazards*: No mapped natural hazards or hazards known of by owner

12.5 *Heritage*: Not applicable

12.6 *Air*: Not applicable

12.7 *Lakes, Rivers, Wetlands, and the Coastline*: No surface water bodies in the near vicinity

12.8 *Hazardous Substances*: Not applicable

12.9 *Renewable Energy and Energy Efficiency*: Not applicable

CHAPTER 15 TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A *Traffic*: Permitted activity for daily one way traffic movements in a Rural Production is 60 or 30 if access is via a state highway. As the access isn't a state highway 60 traffic movements are permitted. According to Appendix 3A, p.1, 10 traffic movements (traffic intensity factor) per Standard Residential Unit is permitted. According to the table the principal dwelling and minor dwelling will create 20 traffic intensity units well under the 60 permitted.

15.1.6B *Parking*: Sufficient parking is available for the minor dwelling as shown on the Architectural Site Plans, Site Location Plan sheet A01a and the Site Plan, Sheet A01b.

15.1.6C *Access*: The principal dwelling and minor dwelling will share driveway access.

4.3 Operative Far North District Plan Objectives & Policies

Natural Hazards, Section 12.4, Operative Far North District Plan

8.6.3 OBJECTIVES

8.6.3.1 *To promote the sustainable management of natural and physical resources in the Rural Production Zone.*

Lot 2 DP 358317 is a 10,015m² property used residentially. The existing dwelling is surrounded by gardens and mature trees. The proposed minor dwelling will be located 30m to the west. The remainder of the property is available to graze animals. Due to the size of the property and current use it is not considered productive, commercial farmland.

8.6.3.2 *To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety.*

Additional housing is of benefit during a time where accommodation is limited. The minor dwelling could provide accommodation to elderly family members needing care, farm workers or visitors to the local area. The minor dwelling will have wheelchair access. The proposal will not conflict with existing rural activities nearby such as farming.

8.6.3.3 *To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

The minor dwelling is architecturally designed improving amenity values. Proposed and existing plantings will obscure the building from neighbouring properties, Montrose Road and the existing principal dwelling.

8.6.3.4 *To promote the protection of significant natural values of the Rural Production Zone.*

The development is not expected to negatively affect the significant natural values of the Rural Production zone.

8.6.3.5 *To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

Not applicable as not located at the frontage of Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 *To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*

Potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone are not anticipated. The property is located near the end of Montrose Road where commercial farming activities are limited to none. The owner stated farming activities such as trucks, moving stock etc does not occur and that the market gardens to the southeast have closed. Proposed plantings will reduce dust from the metal road.

8.6.3.7 *To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*

The addition of a minor dwelling is not expected to have adverse effects on natural and physical resources.

8.6.3.8 *To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*

The addition of a minor dwelling is not expected to affect the establishment and operation of activities and services that have a functional need to be located in the local rural area.

8.6.3.9 *To enable rural production activities to be undertaken in the zone.*

The addition of a minor dwelling is not expected to affect rural production activities on neighbouring properties, along Montrose Road or the wider Rural Production zone.

8.6.4 POLICIES

8.6.4.1 *That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied, or mitigated and are not to the detriment of rural productivity.*

The construction of a minor dwelling is not expected to be detrimental to rural productivity in the area or have a detrimental environmental effect. Reverse sensitivity effects are not expected.

8.6.4.2 *That standards be imposed to ensure that the offsite effects of activities in the Rural Production Zone are avoided, remedied or mitigated.*

Not applicable.

8.6.4.3 *That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.*

Wastewater is to be disposed of onsite with an aeration treatment system and surface laid, planted dripper lines. A water tank will provide potable water. Stormwater overflow will be managed with a stormwater spreader. Removal of weed species is ongoing. The property is well maintained and cared for.

8.6.4.4 *That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

The activity is Controlled meeting assessment criteria. The building is architecturally designed and aesthetically pleasing and with landscaped planting will enhance amenity value. The construction and location of the minor dwelling will not affect the productive intent of the zone. The property is suitable for small scale, residential and farming activities such as grazing cattle for personal use rather than commercial farmland.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

The 10,015m² residential property with established gardens and rural lifestyle will maintain farmland to the west for personal rather than commercial use.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

Not applicable as not along Kerikeri Road or the intersection with SH10 and Cannon Drive.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

Lot 2 is an established property similar to neighbouring lots along Montrose Road. The residential use in a rural setting is not expected to create adverse effects of conflicting land use activities in the Rural Production zone. Additional housing is of benefit during a time where accommodation is limited. The minor dwelling with wheelchair access could provide accommodation to elderly family members needing care, farm workers or visitors to the local area.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

Adverse effects not anticipated.

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

The activity is not expected to compromise established existing activities in the Rural Production zone or neighbouring zones.

4.4 Rural Production, Proposed Far North District Plan

Lot 2 DP 358317 is zoned Rural Production within Airport Protection Surfaces in the proposed Far North Proposed District Plan.

OBJECTIVES

RPROZ-01 *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*

The proposed minor residential unit is to be located on a 10,015m², rural property which is currently used residentially, not for primary production activities. The minor dwelling will not affect primary production activities in the local area. Grassland to the west will be available for personal grazing.

RPOZO-2 *The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

The size of the lot and existing residential use mean it is not economic in terms of commercially productive land. Grazing land for personal use is available to the west of the lot. The construction of a minor dwelling will not alter the use or effect production on neighbouring sites. The minor dwelling could provide affordable accommodation for workers in the Rural Production Zone.

RPOZO-3 *Land use and subdivision in the Rural Production zone:*

- a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
- d. *does not exacerbate any natural hazards; and*
- e. *is able to be serviced by on-site infrastructure.*

Land use is currently residential with rural lifestyle. With current land use the property is not considered economic in terms of commercially productive land for farming. Grazing is available for personal use. No natural hazards such as flooding, or erosion are known of on the property or shown on council maps. Onsite wastewater, electricity, telecommunications and internet can be shared. Potable water is to be collected in a water tank, overflow from the tank will be directed to a stormwater spreader.

RPOZO-4 *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of Montrose Road will be maintained. The development is in keeping with surrounding properties which are residential with a rural lifestyle. Larger productive farmland is located to the west of Montrose Road.

POLICIES

RPROZ-P1 *Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*

The owner stated they are not currently affected by local farming activities, and they anticipate and accept any future production activities along Montrose Road.

RPROZ-P2 Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

The property is an established residential property in an area with similar properties and farmland. The minor dwelling could provide accommodation to a primary production worker or visitor to the area whilst enabling primary production activities nearby.

RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

The minor residential unit compliments the existing residential activity on the rural lifestyle site. Reverse sensitivity effects from primary production activities are not anticipated.

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- a. a predominance of primary production activities;
- b. low density development with generally low site coverage of buildings or structures;
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
- d. a diverse range of rural environments, rural character and amenity values throughout the district.

The construction of the minor dwelling will maintain the rural character and amenity of the area. The existing dwelling and proposed minor dwelling meet permitted activity status for building coverage. Adverse effects associated with a rural working environment such as odour, noise and dust from nearby properties does not currently occur. Proposed plantings will reduce potential future effects of odour, noise and dust associated with the rural working environment and dust from the metal road.

RPROZ-P5 Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

The proposed minor dwelling is compatible with existing residential use with a rural lifestyle on Lot 2 possibly providing affordable accommodation for a production worker or visitor to the area. No natural hazards occur or will be exacerbated by the proposed activity. Onsite infrastructure such as wastewater and stormwater will be managed onsite.

RPROZ-P6 Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
- c. the type of farming proposed; and
- d. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- e. provides for rural lifestyle living unless there is an environmental benefit.

The proposal is not a subdivision.

RPROZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. *whether the proposal will increase production potential in the zone; Potential to provide accommodation for a farm worker.*
- b. *whether the activity relies on the productive nature of the soil; Does not rely on the productive nature of soil.*
- c. *consistency with the scale and character of the rural environment; Is consistent with existing land use and development and in keeping with the character of Montrose Road.*
- d. *location, scale and design of buildings or structures; The 65m², aesthetically appealing minor dwelling is to be located to the west of the principal dwelling.*
- e. *for subdivision or non-primary production activities: Non primary production activity in keeping with existing development.*
- f. *scale and compatibility with rural activities; Compatible with existing land use and nearby properties with residential use and rural lifestyle activities along with larger farms. The development is not expected to affect rural activities in a negative way or vice versa.*
- g. *potential reverse sensitivity effects on primary production activities and existing infrastructure; Reverse sensitivity effects not anticipated.*
- h. *the potential for loss of highly productive land, land sterilisation or fragmentation; The minor dwelling will be 30m from the principal dwelling. Grassland to the west is for personal rather than commercial use due to the size and nature of the property.*
- i. *at zone interfaces: Not applicable*
- j. *any setbacks, fencing, screening or landscaping required to address potential conflicts; The minor dwelling is 26m from the closest boundary meeting permitted boundary setbacks. The property is fenced. Extensive planting around the minor dwelling will obscure it from view from neighbouring properties, Montrose Road and the existing principal dwelling. Potential conflicts are not expected.*
- k. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; There is not expected to be adverse effects on adjoining or surrounding sites. Wastewater and stormwater are to be managed within the lot boundaries. Existing and proposed plantings will provide privacy for buildings on adjoining and surrounding sites.*
- l. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; The minor dwelling will have access to potable water from water tank. Stormwater and wastewater are to be managed onsite.*
- m. *the adequacy of roading infrastructure to service the proposed activity; Adequate.*
- n. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; The activity is not expected to have any adverse effects on categories listed.*
- o. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. Not applicable.*

4.5 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS-R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HH-R10) Schedule 2 has immediate legal effect</i>	Not applicable. The site does not contain any areas of historic heritage.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable. The site does not contain any notable trees.
<i>Sites and Areas of Significance to Maori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</i>	Not applicable. The site does not contain any sites or areas of significance to Maori.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance, or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IBR5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUBR17</i>	Not applicable. The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable. The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</i>	Earthworks are permitted.
<i>Signs</i>	<i>The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</i>	Not applicable. No signs are proposed as part of this application.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

5.0 Far North District Plan Section 8.6.5.2.3 Assessment Criteria

5.1 Minor Residential Unit

Minor residential units are a Controlled activity in the zone provided that:

(a) There is no more than one minor residential unit per site;

Only one minor residential unit is proposed.

(b) The site has a minimum net site area of 5,000m²;

Lot 2 DP 358317 is 10,015m² in area.

(c) The minor residential unit shares vehicles access with the principal dwelling;

The minor residential unit shares access with the principal dwelling as shown on the Architectural Plans, Sheet A01a and b.

(d) The separation distance of the minor residential unit is no greater than 30m from the principal dwelling;

The proposed minor dwelling will be 30m from the principal dwelling.

In considering this application under this provision, the Council will restrict the exercise of its control to the following matters:

(i) The extent of the separation between the principal dwelling and the minor residential unit;

The proposed minor dwelling will be 30m from the principal dwelling meeting the requirement above.

(ii) The degree to which design is compatible with the principal dwelling;

The minor residential unit is architecturally designed, modern and aesthetically pleasing with shadow clad cladding and Dimond Solar Rib roofing. Once the minor dwelling has been constructed the owners propose to paint the dwelling the same colour as the principal dwelling (black). The design is compatible with the principal dwelling. Refer to Sheet A03, Appendix II showing elevations of the minor dwelling.

(iii) The extent to which services can be shared;

The principal and minor dwelling will share driveway access.

A new aeration treatment system with surface laid dripper line will service the principal and minor dwelling. O'Brien Design Consulting wrote the Onsite Wastewater Report (TP58) for the installation. The Site Plan, Sheet A01b, Appendix II shows the location of the aeration treatment system and surface laid lines.

Potable water will be provided by a water tank. Rainwater from the roof of the minor dwelling will be directed to the tank then a stormwater spreader bar, mitigating stormwater runoff.

Existing connections for electricity, telecommunications and internet can be utilized.

(iv) The ability to mitigate any adverse effects by way of provision of landscaping and screening;

The Landscape Plan, Sheet A01c, Appendix II shows proposed native plantings around the minor dwelling. Plants include Nīkaus (*Rhopalostylis sapida*), Cabbage trees/ tī kōuka (*Cordyline australis*), Mānuka (*Leptospermum scoparium*), and Harakeke Flax (*Phormium tenax*). The natives will screen the minor dwelling from all directions including neighbouring dwellings, Montrose Road and the principal dwelling onsite.

(v) The location of the unit;

The Site Location Plan, Sheet A01a shows the location of the proposed dwelling, existing dwelling and driveways. The minor dwelling will be 30m from the principal dwelling and 26m from the northern boundary. Existing and proposed plantings will obscure the minor dwelling from view. The surface laid, planted dripper line will provide further privacy for the principal dwelling from the proposed driveway.

6.0 Resource Management Act Section 104 Assessment

6.1 Section 104 Assessment

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to:

(a) any actual and potential effects on the environment of allowing the activity; and

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. This has been carried out in the assessment in Section 7. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity;

Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.

(b) any relevant provisions of:

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The Regional Plan has been reviewed and there are no documents that are relevant to the proposal.

6.2 Part 2 of the Resource Management Act

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Mitigation measures are outlined in Section 6.0. From this assessment it is concluded that the proposed activity will have less than minor effect on the items in Part 2 of the Resource Management Act.

6.3 Neighbouring Properties

There is not expected to be any negative effects such as social, economic, or cultural on the neighborhood or wider community or any physical effects on the landscape or ecosystems near the property. Wastewater and stormwater are to be managed onsite to current regulatory standards therefore environmental effects are mitigated. The activity will not exacerbate natural hazards (for example flooding or land stability). The activity is Controlled in the operative plan and complies with other Far North District Plan rules.

The proposed minor dwelling is to be located to the west of the principal dwelling. The location is visible to an established dwelling to the west (located on Lot 1 DP 344463) however visibility of the location is limited or obscured from other directions due to topography and existing plantings. The owners propose to surround the minor dwelling with native plantings. Once mature plantings will completely obscure the development from neighboring properties, Montrose Road and the existing principal dwelling. Refer to the Landscape Plan, Sheet A01c.

7.0 Schedule 4

6 Information required in assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must include the following information:

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The activity will not result in any significant adverse effects on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:

Refer to Section 6.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations proposed.

(d) if the activity includes the discharge of any contaminant, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No contaminants are proposed.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Refer to Section 6.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Not applicable.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is required for this activity.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The activity will not have a more than minor effect on protected customary rights groups.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 5 and 6.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Not applicable.

7 Matters that must be addressed by assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

(b) any physical effect on the locality, including any landscape and visual effects:

(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 5.0 - 7.0 which address the items required as per Schedule 4, Section 7.

8.0 Conclusion

The application meets assessment criteria for a Controlled Activity as listed in the operative Far North District Plan, Section 8.6.5.2.3. There is only 1 minor residential unit proposed for the site. The site has an area greater than 5,000m². The minor dwelling will share vehicle access with the principal dwelling. The 65m² minor dwelling will be compatible with the principal dwelling, located 30m from it. Wastewater and stormwater will be managed onsite.

The property is residential with a rural lifestyle, land to the west of the lot will be available for personal grazing. Due to the size and current use of the property it is not viable as commercially productive farmland. The proposed development is in keeping with the area and is not expected to affect the natural environment, or production activities carried out in the Rural Production zone. Reverse sensitivity effects are not anticipated. The minor dwelling with wheelchair access will provide accommodation suitable for a diverse range of people including elderly family members, farm workers or visitors to the area.

Assessment of relevant sections in the existing and proposed Far North District Plan and Resource Management Act (1991) were discussed in relation to the breach. An assessment of the requirements under Section 95A – 95G, Section 104 is provided. The assessment overall concludes that any potential adverse effects on the surrounding environment, neighbouring properties and Rural Production zone will be nil to less than minor.



**RECORD OF TITLE
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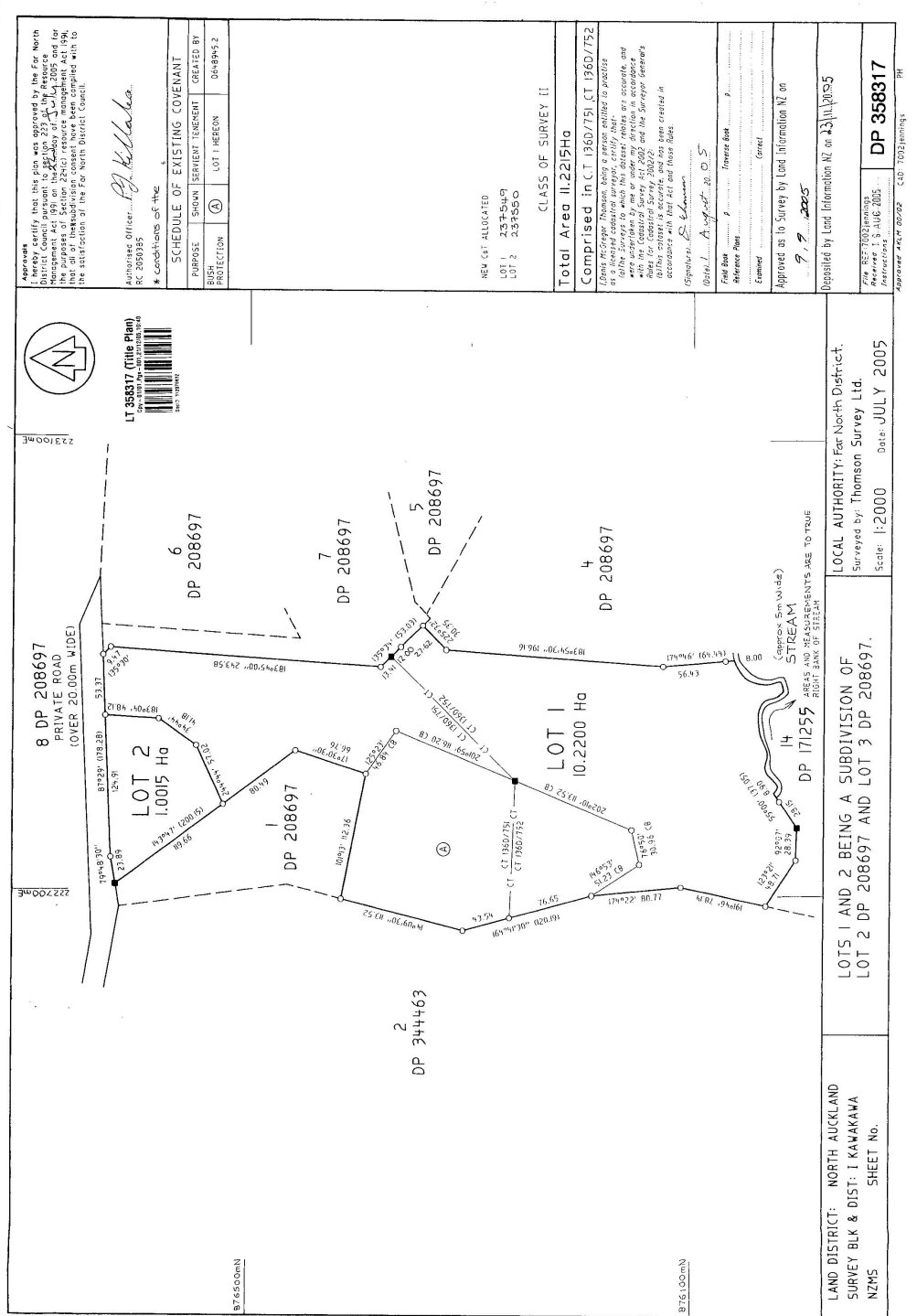

R.W. Muir
Registrar-General
of Land

Identifier 237550
Land Registration District North Auckland
Date Issued 23 November 2005

Prior References
NA136D/751

Estate Fee Simple
Area 1.0015 hectares more or less
Legal Description Lot 2 Deposited Plan 358317
Registered Owners
Paul James Earsman and Michelle Jane Earsman

Interests
Appurtenant hereto are rights of way and rights to supply water specified in Easement Certificate D648945.4 - 16.10.2001 at 10.20 am
The easements specified in Easement Certificate D648945.4 are subject to Section 243 (a) Resource Management Act 1991 7120524.2 Mortgage to ASB Bank Limited - 17.11.2006 at 3:17 pm



Proposed Dwelling

Paul & Michelle Earsman
118 Montrose Road
Kerikeri
Lot 2 DP 358317

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	G
A01b	Site Plan	G
A02	Floor Plan	G
A03	Elevations	G
Revisions		
-	-	-

Concept Plans
Date: 25 October 2024
Job Number: 7996
Drawn by:

The BayBuilders logo consists of a stylized house icon with a red outline and a white interior, positioned to the left of the text "BayBuilders" in a bold, black, sans-serif font. Below the text is the phrase "ESTABLISHED IN 2003" in a smaller, black, sans-serif font.

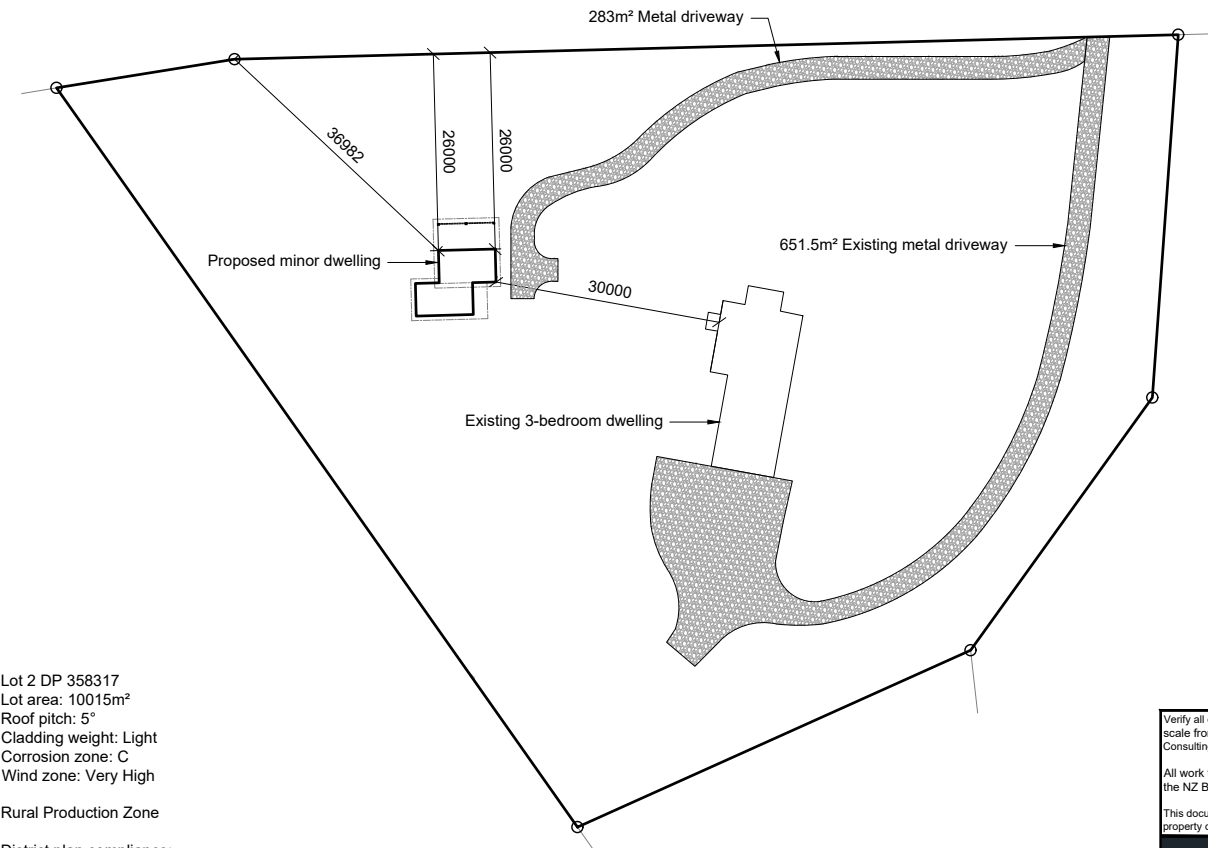
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Lot 2 DP 358317
 Lot area: 10015m²
 Roof pitch: 5°
 Cladding weight: Light
 Corrosion zone: C
 Wind zone: Very High

Rural Production Zone

District plan compliance:

Residential intensity: RC required for a minor dwelling as a controlled activity

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):
 Existing metal driveway: 651.5m²
 Proposed metal driveway: 283.0m²
 Existing dwelling: 219.8m²
 Proposed dwelling: 126.0m²
 Total proposed: 1,280.3m²

Total permitted = 15% of gross site area = 1,502.3m²
 Total proposed = 1,280.3m² = 12.8% Complies

Setbacks to boundaries: 10m min. Complies

Building height:
 Permitted: 12m max
 Proposed: 4.1m approx. Complies

Building Coverage:

Existing dwelling: 219.8m²
 Proposed dwelling: 126.0m²
 Total: 345.8m²

Total permitted = 12.5% of gross site area = 1,251.9m²
 Total Proposed = 345.8 = 3.5% Complies

Earthworks

Total cut: 65m³
 Fill: 65m³
 Cut/Fill: 130m³

Total permitted = 5,000m³ Complies

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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Project Title
P & M Earsman
118 Montrose Road
Kerikeri
Lot 2 DP 358317

Sheet Title
Site Location Plan

Drawn 9 October 2024

Project No 7996


Rev F Sheet A01a

Scale (A3 Original) 1: 1000




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Client
Site Location Plan

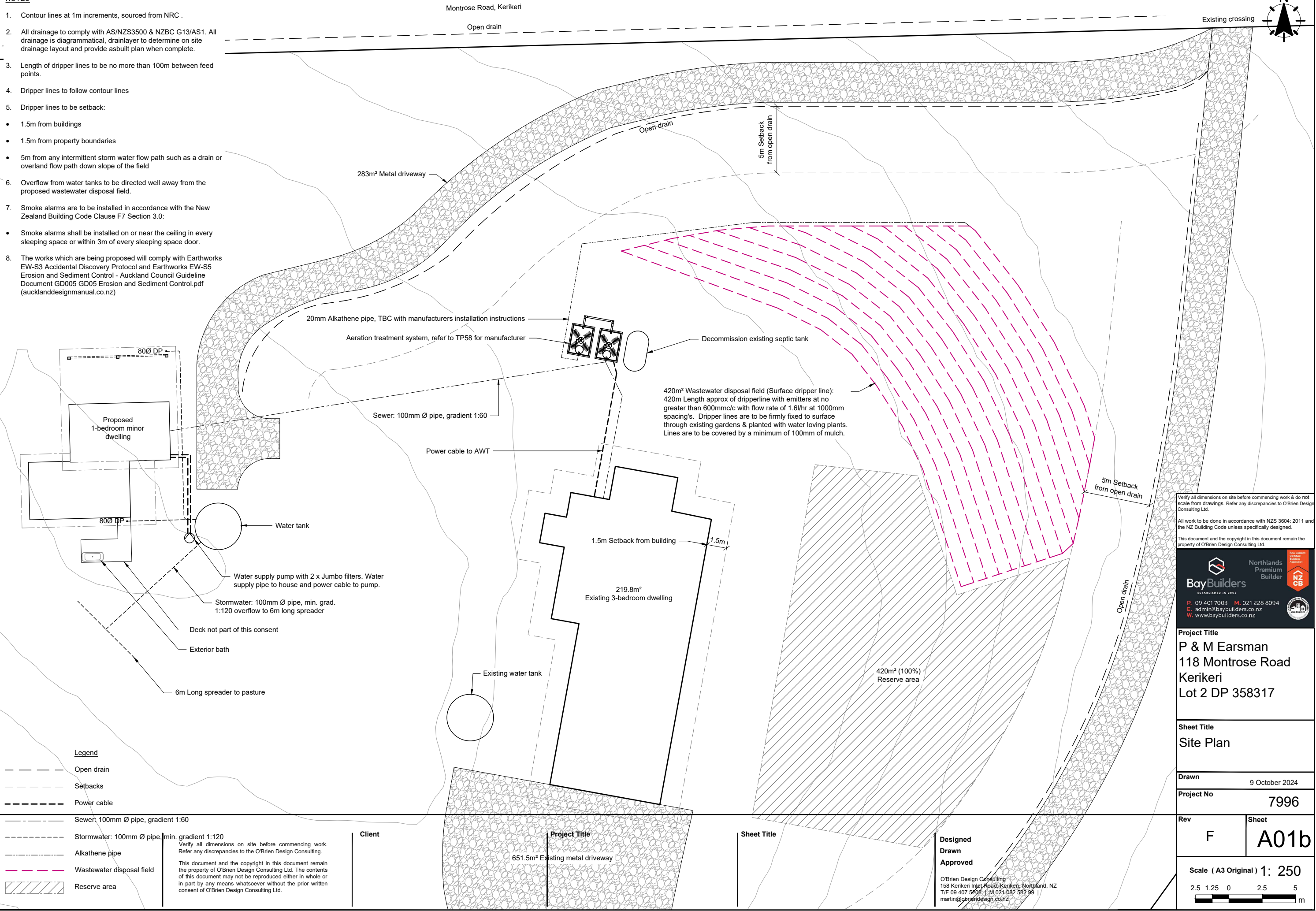
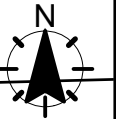
Project Title

 September 24, 2024

Designed
 Drawn
 Approved

O'Brien Design Consulting
 158 Kerikeri Inlet Road, Kerikeri, Northland, NZ
 T/F 09 407 5208 | M 021 082 582 99 |
 martin@obriendesign.co.nz

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
7. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
 - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



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Project Title
 P & M Earsman
 118 Montrose Road
 Kerikeri
 Lot 2 DP 358317

Sheet Title
 Site Plan

Drawn 9 October 2024

Project No 7996

Rev F **Sheet** A01b

Scale (A3 Original) 1: 250
 2.5 1.25 0 2.5 5 m

Legend

- Open drain
- Setbacks
- Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Alkathene pipe
- Wastewater disposal field
- Reserve area

Client
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Client

Project Title
 651.5m² Existing metal driveway

Sheet Title

Designed
Drawn
Approved

O'Brien Design Consulting
 158 Kerikeri Inlet Road, Kerikeri, Northland, NZ
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 martin@obriendesign.co.nz



Montrose Road, Kerikeri

Open drain

Proposed native plantings to surround the minor dwelling will include:
 Cabbage trees/ tī kōuka, *Cordyline australis*, moderately sized palm type tree: ~12m (h) x ~2m (w)
 Nikaus, *Rhopalostylis sapida*, moderately sized palm: ~10m (h) x ~2m (w)
 Mānuka, *Leptospermum scoparium*, moderately sized tree: ~4m (h) x ~3m (w)
 Flax/Harakeke, *Phormium tenax*, flax bush: ~2m (h) x ~2m (w)

Existing Australian Blackwood and Gum trees along the western boundary.
 Approximate height of ~20m x ~4m wide once mature.

283m² Metal driveway

Proposed 1-bedroom minor dwelling

Water tank

The minor residential unit is architecturally designed, modern and aesthetically pleasing with shadow clad cladding and Dimond Solar Rib roofing. Once the minor dwelling has been constructed the owner proposes to paint the dwelling the same colour as the principal dwelling (black).

Existing trees, shrubs and garden plants surrounding the existing principal dwelling. The vegetation currently provides adequate screening between the principal and minor dwelling. Plant species include native trees and shrubs such as Puriri and Flax and exotic species such as Australian Blackwood and Oak.

Existing 3-bedroom dwelling

Existing water tank

Planting Method:

1. Spray areas to be planted with weed killer 3 weeks prior to planting.
2. Space plants at ~1-2m intervals.
3. If possible plan planting for autumn (most favorable), winter and spring. Avoid planting during hot summer months.
4. Excavate a hole at least 50mm larger than the plants container.
5. Remove plastic container from the plant and place the plants roots in the hole.
6. Use the soil from hole excavation to refill around the root ball of the plant making sure that the original potting mix of the plant is level to the surrounding ground.
7. Water the plant well.
8. In order to suppress weed growth and for moisture retention, it is recommended a layer of approximately 200mm of mulch is placed around each plant.

Maintenance Schedule:

1. Remove weed species from around the plants regularly.
2. A small handful of all-purpose garden fertilizer may be sprinkled around each plant annually to encourage growth and plant health.
3. Re apply mulch when needed.
4. Water over the summer months especially in the first year.

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Project Title
 P & M Earsman
 118 Montrose Road
 Kerikeri
 Lot 2 DP 358317

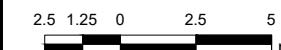
Sheet Title
 Landscape Plan

Drawn 9 October 2024

Project No 7996

Rev F **Sheet** A01c

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Project Title

Sheet Title

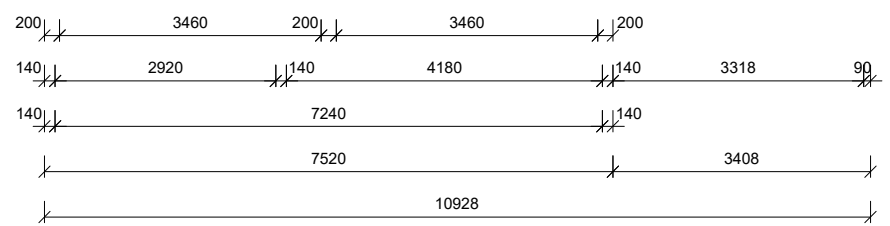
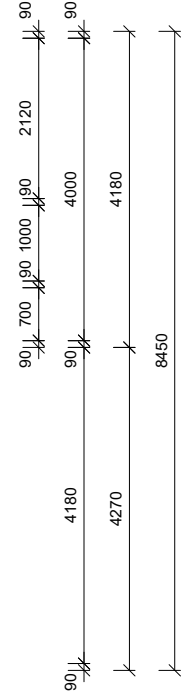
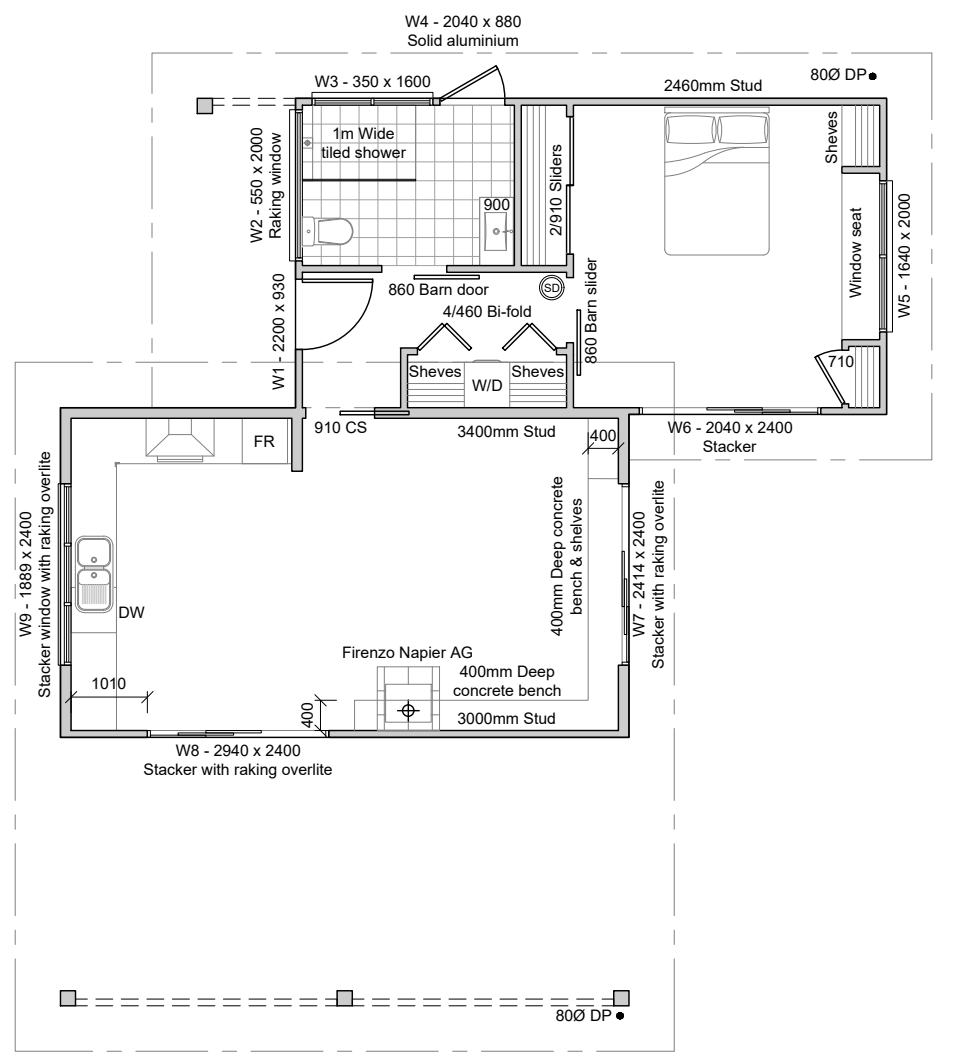
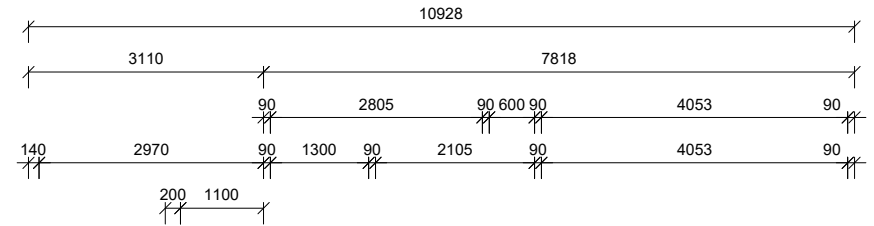
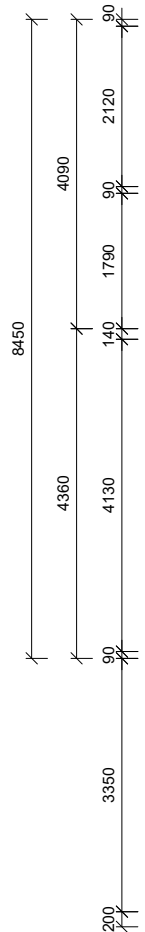
Designed
Drawn 651.5m² Existing metal driveway
Approved

O'Brien Design Consulting
 158 Kerikeri Inlet Road, Kerikeri, Northland, NZ
 T/F 09 407 5208 | M 021 082 582 98 |
 martin@obriendesign.co.nz



SPECIFICATION:

- Very high wind zone
- Exposure zone C
- Concrete raft foundations
- Ply board & batten cladding on 20mm cavity
- Trimline roofing
- 3° Roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardieflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless noted.
- All windows and doors double glazed (low Xcel)
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.



NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
8. Woodburner installed to manufacturers installation instructions.

BUILDING AREA:

Floor Area: 65.0m²
Roof Area: 126.0m²

FIXINGS:

Exposure Zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604:2011 and the NZ Building Code unless specifically designed.

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Project Title
P & M Earsman
118 Montrose Road
Kerikeri
Lot 2 DP 358317

Sheet Title
Floor Plan

Drawn 9 October 2024

Project No 7996

Rev F **Sheet** A02

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m

LEGEND

- ☉ Smoke Detector
- Roof Line
- ==== 90 x 45 SG8 H1.2 Timber framing walls

- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and setbacks
- 180L Mains pressure hot water cylinder

Client

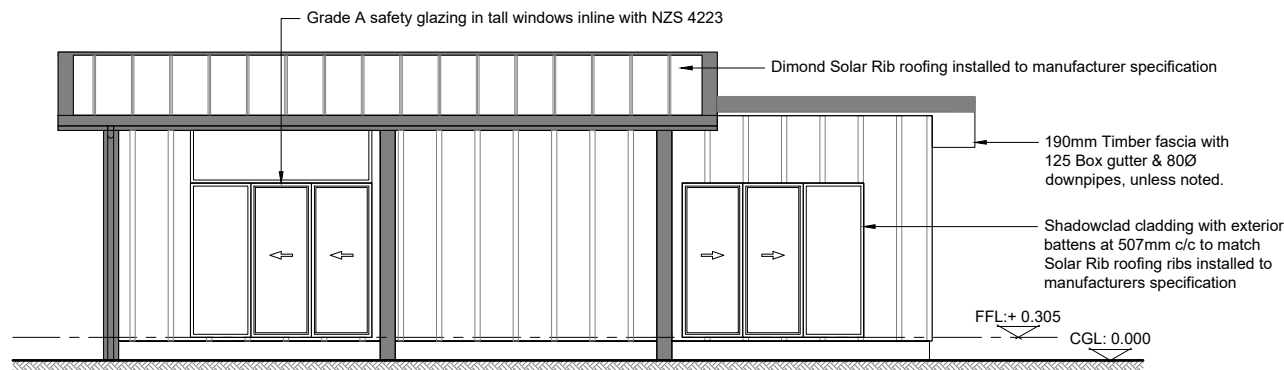
Project Title

Sheet Title

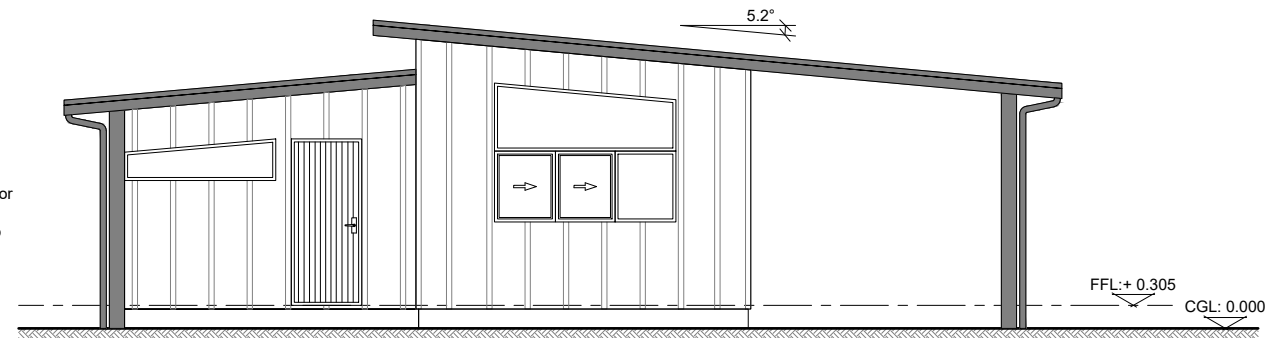
Designed
Drawn
Approved

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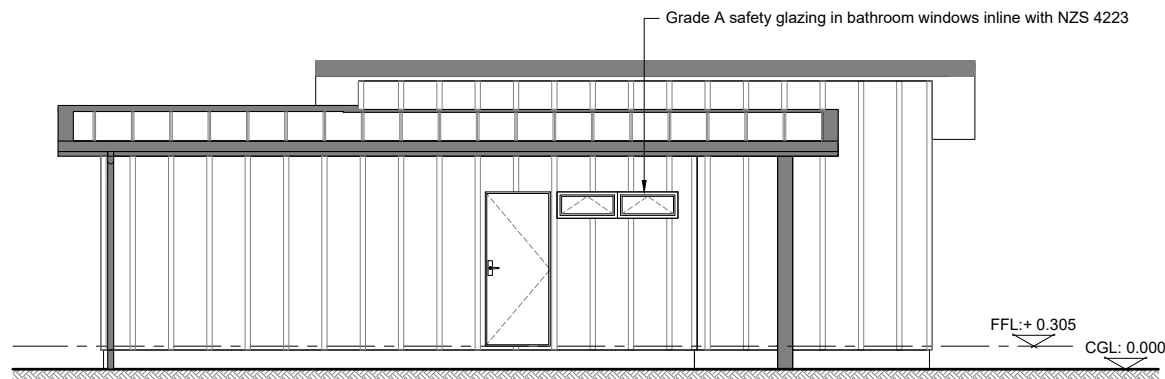
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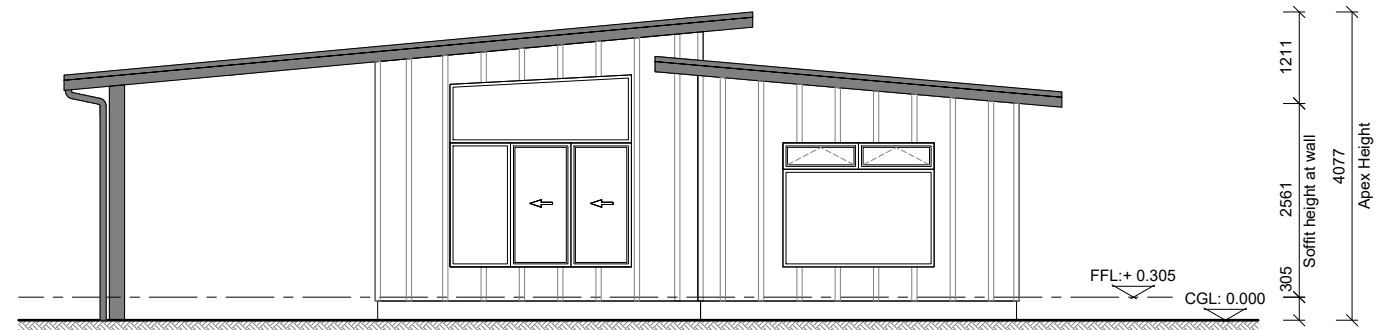
A Elevation
A02 SCALE = 1:100 @ A3



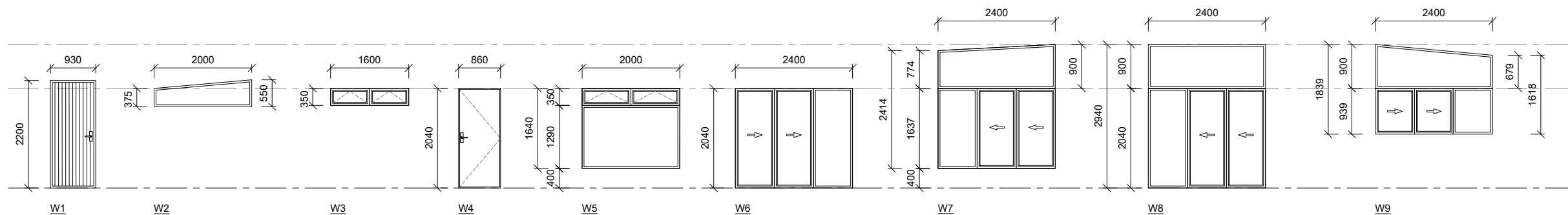
B Elevation
A02 SCALE = 1:100 @ A3



C Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3



NOTE:

1. All heights shown are existing ground heights.
2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
3. All windows and doors double glazed other than the garage joinery.
4. Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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Project Title
P & M Earsman
118 Montrose Road
Kerikeri
Lot 2 DP 358317

Sheet Title
Elevations

Drawn 9 October 2024

Project No 7996

Rev F **Sheet** A03

Scale (A3 Original) 1: 100



Verify all dimensions on site before commencing work. Refer any discrepancies to the O'Brien Design Consulting.

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Client

Project Title

Sheet Title

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Drawn
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